

New Orleans Historic District Landmarks Commission
Architectural Review Committee
Meeting Minutes

Date: December 18, 2014

Location: City Hall, 1300 Perdido Street, 7th Floor New Orleans, Louisiana.

Called to order: 12:30 p.m.

Adjourned: 5:00 p.m.

Members present: Elliott Perkins, Beth Jacob, Crystal Mitchell, John Klingman, Wayne Troyer

Members arriving after beginning of the meeting:

Members Absent:

I. AGENDA

1. Approval of the minutes of the November ARC Meeting

Motion: Approve the minutes.

By: John Klingman

Seconded: Crystal Mitchell

Result: Passed

In favor: Elliott Perkins, Beth Jacob, Crystal Mitchell, John Klingman, Wayne Troyer

Opposed:

Comments:

2. 1818 Burgundy Street:

Application: Demolition of existing commercial building and construction of three, two-story residential buildings.

Motion:

The ARC agreed that the massing and siting that results from the reduction from three units to two is more successful and appropriate to the immediate context. The ARC agreed the projecting eave elements of Scheme 2 appropriately reference the neighboring buildings; however, the porch like projections are less successful in this context. The ARC suggested flipping the overhang, as this makes the floor plan more, rather than less, rectangular.

The ARC agreed that it is better to relocate the fences to conceal the car. However, the distinction between the masses of the buildings and the voids between is important and should be retained in some manner. The ARC suggested this could be successfully achieved by recessing the fences enough to allow for parking behind (but not so much that a car could pull in partially and block the sidewalk); changing the material and/or articulation of the fences; or angling the fences so they are not necessarily parallel to the street.

The ARC agreed the facade articulation is strong, but the absence of doors at the street edge produces a condition where there is no clear entry and the entry sequence should be studied further. The addition of a door and elements that invite access would also help to soften the hard street edge condition. The ARC also requested more information regarding the nature of the windows in relation to the shading system.

The ARC agreed that inducing a patina is an interesting approach that helps the metal material to fit into its historic context, and that the darker patinas are more successful and appropriate than the off-white patina. The ARC expressed concern that the material will be difficult to install as rendered and recommended more study of the constructed realities of the edge conditions and how water will shed from the buildings. The ARC also agreed that the gradation of the size of the panels does not make a strong contribution to the design of the building and the panel spacing should be more regular.

Wayne Troyer made a motion to recommend conceptual approval of the siting and massing and to defer further review of the project pending incorporation of the ARC recommendations.

Seconded: Crystal Mitchell

Result: Passed

In favor: Elliott Perkins, Beth Jacob, Crystal Mitchell, John Klingman, Wayne Troyer

Opposed:

Comments:

3. 3316 Prytania Street

Application: Demolition of existing building and construction of a new, three-story, 5118 sf single-family residence.

Motion:

John Klingman made a motion to recommend that the Commission grant conceptual approval of the proposed new construction with the following recommendations and the details to be worked out at the Staff level:

- The bay on the left (Toledano St.) Side of the building does not meet building code, as there are window openings in the required 3'-0" setback. Moving the house 12" to the right would reduce the useable outdoor space disproportionately to the minimal amount of useable interior space that is gained, and is not appropriate. The bay should be eliminated.
- The two-story widening of the mass at the rear has an inappropriate relationship to the front portion for this style of building. The ARC recommended indenting the wall at the laundry room on the 2nd floor and the mudroom on the 1st floor to clearly define the building and roof edges of the two masses, which would also allow for the development of a covered entry with a simple shed roof. The ARC suggested that enclosing the first floor could be appropriate, but that the detailing would still need to serve to clearly distinguish the two masses.
- The additive storage room on the right (Louisiana Ave.) side is not appropriate and should be moved to the rear of the building, out of view of the public-right of way, or eliminated.
- The front wall of the shed dormer should be setback from the wall of the building below approximately 24". The top edge of the roof should also be approximately 18" lower than the ridge of the main roof.
- The entablature needs further study, specifically the brackets should be longer, the modillions should be larger, the top cornice should be deeper, and one of the horizontal bands should be eliminated; the return at the side of the building should also be reviewed. The ARC suggested faithfully and exactly copying the dimensions of the existing entablature or those of the entablature on the building across the street at 3313 Prytania Street.
- The proportions and elements of the front door surround should also be studied further. If using the door surround at 3313 Prytania Street as a reference, the dimensions and elements should be faithfully and exactly duplicated, with the exception of adding bases to the pilasters.
- The single ornamental iron panels in the guardrails of the front porch and balconies are not appropriate to this style of building. The ornamental panels should be narrow rectangles that repeat, similar to the front porch guardrails at 3313 Prytania Street.

- The header heights of the doors and windows on the side elevations need to align.

Seconded: Elliott Perkins

Result: Passed

In favor: Elliott Perkins, Beth Jacob, Crystal Mitchell, John Klingman, Wayne Troyer

Opposed:

Comments:

4. 5401 Dauphine Street

Application: New construction of two-story 1,878 sq. ft. single family structure as per plans.

Motion: The ARC made the following recommendations:

- Add opaque fencing at the side property line to mask visibility of the rear deck.
- The windows on the front elevations should extend to the height of the transom header over the door. There should not be transoms over windows. The division of the sashes should be studied further.
- The railing of the front porch should be detailed more traditionally with vertical pickets. The Staff can provide you with approvable details.
- As per the HDLC Guidelines, solar panels are not permitted on visually prominent roof slopes. Therefore, the proposed panels should be moved to another location. This recommendation can be appealed to the Commission.

John Klingman made a motion to recommend conceptual approval of the proposal with the details to be worked out at the Staff level.

Seconded: Wayne Troyer

Result: Passed

In favor: Elliott Perkins, Beth Jacob, Crystal Mitchell, John Klingman, Wayne Troyer

Opposed:

Comments:

5. 611 Deslonde Street

Application: Renovate and make modifications to window openings.

Motion: The ARC agreed that the existing conditions provide evidence of double windows at the right side elevation. John Klingman made a motion to recommend approval of double windows to be reinstalled at that location provided the header heights match the adjacent windows and recommend against approval of the proposal to install the smaller window on the left side elevation with a lower header height. If the applicant wishes to install a new window at that location it could be shorter than the existing windows but its header height should match that of the existing adjacent window to the right.

Seconded: Wayne Troyer

Result: Passed

In favor: Elliott Perkins, Beth Jacob, Crystal Mitchell, John Klingman, Wayne Troyer

Opposed:

Comments:

6. 3106 St. Thomas Street

Application: Construct a single family residence on existing vacant lot.

Motion:

The ARC made the following recommendations:

- The dining room window is important for its presence on the street and should be studied further with regards to this relationship.

- The ARC agreed the recessed gate helps to appropriately define the building mass. However, the ARC expressed concern regarding the security of recessed area and recommended relocating a window to be in front of the gate to overlook the space and provide a better connection to the street.

John Klingman made a motion to recommend the Commission grant conceptual approval of the proposal with the recommendations of the ARC provided the proposal return to ARC for review of the construction details.

Second: Wayne Troyer

Result: Passed

In favor: Elliott Perkins, Beth Jacob, Crystal Mitchell, John Klingman, Wayne Troyer

Opposed:

Comments:

7. 2000-2006 Burgundy Street

Application: Demolish existing penthouse and construct new penthouse.

Motion: The ARC agreed the 10'-0" penthouse without and elevator and the proposed changes to the storefront windows at the ground floor are appropriate. The ARC agreed that if a chimney stack is installed, it should be installed at an interior wall, such as in the living room against the closets of the bedroom that faces Touro Street. The ARC recommended the chimney stack be exposed rather than create a faux screening element. Elliott Perkins made a motion to recommend the Commission grant conceptual approval of the proposal with the recommendations of the ARC and the details to be worked out at the Staff level.

Second: Beth Jacob

Result: Passed

In favor: Elliott Perkins, Beth Jacob, Crystal Mitchell, John Klingman, Wayne Troyer

Opposed:

Comments

8. 744-748 Pleasant Street

Application: General renovation, including demolition of existing addition and construction of new addition, to an existing 3-family structure.

Motion: The ARC made the following recommendations:

Scupper details must be included in your final review set. The opaque panels shown on the windows of the rear elevation should remain and not be changed to clear glass. Crystal Mitchell made a motion to recommended conceptual approval of the proposal with the details to be worked out at the Staff level.

Seconded: Wayne Troyer

Result: Passed

In favor: Elliott Perkins, Beth Jacob, Crystal Mitchell, John Klingman, Wayne Troyer

Opposed:

Comments:

9. 2318 St. Charles Avenue

Application: Renovations and additions to include enclosures of existing balcony, additional porches, covered walk way, ramps and other code related improvements.

Motion: The ARC recommended that the proposed chase under the existing gallery deck should be pushed farther back towards the wall of the buildings so that the gallery floor depth is appropriately dimensioned. The extension of the gallery as proposed is approvable. The rear

porch enclosure on the left side of the building is minimally visible and is, therefore, also approvable. John Klingman made a motion to recommended conceptual approval with the details to be worked out at the Staff level.

Seconded: Beth Jacob

Result: Passed

In favor: Elliott Perkins, Beth Jacob, Crystal Mitchell, John Klingman, Wayne Troyer

Opposed:

Comments:

10. 1717 Coliseum Street

Application: Construct 1-story addition and a 2-story addition, and renovate existing structure.

Motion: Although the ARC agreed that the concept of the massing and lightness of the roof addition was appropriate, three dimensional representation of the proposal is critical to fully comprehending the scope of work. The corners of the gallery at the service wing addition should be chamfered instead of rounded. Single columns should be provided at the kitchen addition on the right side elevation as opposed to the double columns shown. A parapet around this side of the roof of the kitchen addition is more appropriate than the sloped roof shown. John Klingman made a motion to defer a recommendation and requested that the applicant revise the proposal based on the ARC recommendations.

Seconded: Crystal Mitchell

Result: Passed

In favor: Elliott Perkins, Beth Jacob, Crystal Mitchell, John Klingman, Wayne Troyer

Opposed:

Comments:

11. 941 Pleasant Street

Application: General renovation, including construction of 792 sf camelback addition.

Motion:

The ARC agreed a camelback on a cottage is strange and the proposed addition overwhelms the existing one-story cottage to remain. The ARC suggested constructing a one-story addition that is in scale with the existing building, or constructing a two-story addition that faces Constance Street and reads as a distinct structure (a similar example can be seen at 803 9th Street) could be a more successful proposal. Although the ARC does not comment on demolition, the members noted that the design of the building is not an especially fine example of a cottage and a successful proposal of this scale may involve the demolition of the entire existing building and construction of a new building.

Wayne Troyer made a motion to recommend denial of the proposal as presented.

Seconded: Elliott Perkins

Result: Passed

In favor: Elliott Perkins, Beth Jacob, Crystal Mitchell, John Klingman, Wayne Troyer

Opposed:

Comments:

12. 1537 S. Carrollton Avenue

Application: General renovation of accessory structure, including addition of window and door openings and change of materials.

Motion: John Klingman made a motion to recommended that the Commission grant conceptual approval of the proposal with the following recommendations and the details to be worked out at the Staff level:

- The smallest skylight available should be used.
- Corrugated metal to match existing should be used for the roofing.
- The ARC suggested that replacing the suburban-style, paneled roll-up garage door with something more appropriate would be a significant improvement and should be considered.

Seconded: Elliott Perkins

Result: Passed

In favor: Elliott Perkins, Beth Jacob, Crystal Mitchell, John Klingman, Wayne Troyer

Opposed:

13. 417 Tricou Street

Application: Construct camelback addition to an existing single family residential building.

Motion: The ARC agreed that the proposed addition is inappropriately large in relation to the existing two-bay, single shotgun. The HDLC Guidelines, in conformance with The Secretary of the Interior's Standards for Rehabilitation, require that an addition to a historic building be subordinate to the historic building and read clearly as an addition. The subordinate appearance of an addition can be achieved through its scale, form, massing, materials and details.

The ARC recommended reducing the left side addition to one bay and one story, and constructing the camelback addition over the width of the existing shotgun. The applicant could "extrude" the addition forward over the original building to make up the square footage. Another suggestion was to rework the footprint of the addition to where it was not as deep under a transverse gable roof. Kohn Klingman made a motion to defer the mater.

Seconded: Beth Jacob

Result: Passed

In favor: Elliott Perkins, Beth Jacob, Crystal Mitchell, John Klingman, Wayne Troyer

Opposed:

Comments:

14. 704 Josephine Street

Application: New construction of two story, single family residential building.

Motion: The ARC made the following recommendations and Wayne Troyer made a motion to defer the matter:

- The front elevation is contextually problematic. It needs to "communicate" more effectively with the street. There should be some visual connection with the street either with the addition of fenestration or at least a reference to a porch.
- A contextual study drawing or photomontage with your proposed front elevation dropped in to scale should be provided. The proposed building seems out of scale with its context.
- The site plan should be reconfigured to allow enough space (+/- 18'-0") for a car to fit completely beyond the front edge of the building.
- The steps shown in the drawings are too large which confuses the perceived scale of the building.

- An overhang should be added to the bank of windows and doors along the side elevation at the ground floor to shield the openings from sun and weather.

Seconded: Beth Jacob

Result: Passed

In favor: Elliott Perkins, Beth Jacob, Crystal Mitchell, John Klingman, Wayne Troyer

Opposed:

Comments:

16.801-03 9th Street

Application: Remove existing addition and construct new, one-story addition facing Annunciation St.

Motion: The ARC agreed it is important to maintain the definition of the existing corner cottage form and the ridge line should not be continuous. The ARC suggested raising the roof of the addition a minimum of 24"; setting the front wall of the addition back from the street edge, possibly enough to allow for a porch; or changing the form of the roof at the addition, such as using a parapeted roof could be possibly successful ways of addressing this issue. The ARC also recommended verifying the flood elevation and incorporating any necessary increase in floor height in the design.

Elliott Perkins made a motion to defer further review of the project pending incorporation of the ARC recommendations.

Seconded: Crystall Mitchell

Result: Passed

In favor: Elliott Perkins, Beth Jacob, Crystal Mitchell, John Klingman, Wayne Troyer

Opposed:

17.1530 St. Charles Avenue

Application: Renovation of existing 1500sf building as restaurant and micro distillery.

Motion:

Seconded:

Result:

In favor:

Opposed: